

KANAB PLANNING COMMISSION MEETING

APRIL 21, 2015

KANE COUNTY COMMISSION CHAMBERS

**PRESENT:** Chairman Teresa Trujillo, Joan Thacher, Stuart Allan, Byard Kershaw, Mike Downward, Jeff Yates, Staff Member Levi Roberts of Five County, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

**NOT IN ATTENDANCE:** Arlon Chamberlain

**MEETING STARTED AT 6:30 PM**

**APPROVAL OF MINUTES:** Byard Kershaw made a motion to approve the minutes of April 7, 2015 with the amended changes. Mike Downward 2<sup>nd</sup> the motion. Motion passed unanimously.

**PUBLIC COMMENT:** None

**PUBLIC HEARING TO CONSIDER CHANGING THE TIME REQUIREMENTS FOR A NOTICE FOR AN AMENDMENT TO A SUBDIVISION-NOTICE FOR VACATION OF OR CHANGE TO STREET:** Byard Kershaw made a motion to go in and out of public hearing at the call of the Chair as needed. Stuart Allan 2<sup>nd</sup> the motion. Motion passed unanimously.

No public comment. Out of Public Hearing.

Jeff Yates made the motion to recommend to the City Council to change the required notice for plat subdivision amendments outlined in Chapter 2 section 2-4.8 of the Kanab Land Use Ordinance stating: The City shall give notice of the date, time, and place of at least one public meeting for a proposed plat amendment at least 10 calendar days prior to the public meeting. The notice shall be:

- a. mailed and addressed to the record owner of each parcel within specified parameters of that property: and
- b. posted on the property proposed for a subdivision in a visible location with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.

And adopt the findings of staff. Mike Downward 2<sup>nd</sup> the motion. Motion passed unanimously.

**PUBLIC HEARING CONSIDERATION TO POTENTIALLY EXPAND OR RESTRICT RESIDENTIAL USE IN COMMERCIAL ZONES:**

Caralee Woods wondered what would happen if they made it available for residential mixed use.

Charlie Saba was concerned that residences will start to replace businesses.

Out of Public Hearing.

Chairman Trujillo expressed her concerns that the empty businesses downtown could stay empty for a number of years based on how fast the town is growing.

Mike Downward made a motion to recommend to the City Council to adopt the recommendations that staff has put forth with an asterisk added to the qualifier of the mixed commercial residential use in the C-1 zone, that in the C-1 zone, the main ground floor of any street front property along Highway 89 where pedestrian or vehicular access can be made from Highway 89 must only be used as commercial use, with the same asterisk added to the multi-family use qualifier. Jeff Yates 2<sup>nd</sup> the motion. Byard Kershaw opposed. Motion passed.

**STAFF REPORT:** None

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIASON REPORT:** None

Jeff Yates made a motion to adjourn.

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Chairman

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Date